

THE DEVELOPMENT AND PLANNING COMMISSION

MINUTES

Minutes for the 8th meeting of 2026 held remotely via video conferencing on 27th August 2026 at 9.30am

Present:

Mr P Naughton-Rumbo (Chairman)
(Town Planner)

The Hon Leslie Bruzon (MICS)
(Minister for Industrial Relations, Civil
Contingencies and Sport)

The Hon Dr J Cortes (MEEC)
(Minister for Education, the Environment and
Climate Change)

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)

Mr K Farrel (KF)
(Gibraltar Heritage Trust)

Mr K De Los Santos (KDS)
(Land Property Services)

Dr K Bensusan (KB)
(Gibraltar Ornithological & Natural History
Society)

Mrs J Howitt (JH)
(Environmental Safety Group)

Mr S Benson (SB)
(Rep Commander British Forces, Gibraltar)

Mr C Key (CK)
(Deputy Town Planner)

Mr R Láposi
(Minute Secretary)

Apologies:

The Hon Dr J Garcia
(Deputy Chief Minister)

Mrs C Montado
(Gibraltar Heritage Trust)

Mr C Viagas

Approval of Minutes

357/26 – Approval of Minutes of the 7th meeting of 2026 held on 30th July 2026.

The draft Minutes of the 7th meeting of 2026 held on 30th July 2026 were approved.

Matters Arising

358/26 - None

Major Developments

359/26 – F/20404/264 – 4A Europa Advance Road -- Proposed construction of the first phase of the Waste Treatment Facility comprising waste sorting plant and associated uses.

Background and Proposal

CK advised that the application sought full planning permission for the first phase of a new waste treatment facility at 4–4A Europa Advance Road. The site already accommodates waste-handling activities and has historically been associated with waste management and industrial uses. It is allocated in the Gibraltar Development Plan for waste-related and strategic infrastructure uses.

CK noted that the site is environmentally and visually sensitive. It lies within the wider setting and buffer zone of the Gorham's Cave Complex UNESCO World Heritage Site, adjoins the Terrestrial Special Area of Conservation (SAC) associated with the Rock of Gibraltar cliffs and is also close to the Marine SAC. CK also confirmed that the application had been subject to Environmental Impact Assessment.

Jonas Stahl (JS) on behalf of the applicant's team presented the development and explained that the project would consolidate and relocate waste-handling activities presently undertaken across different sites. The Phase 1 facility would comprise an enclosed tipping hall receiving municipal waste, a mechanised and manual sorting plant for the recovery of recyclable materials, a waste storage pit, a cardboard baler and an electrical substation. Access would continue to be taken from Dobinson's Way.

JS explained that the proposed buildings would be enclosed, allowing operational matters including odour and noise to be better controlled than under the present arrangements. The external treatment had been developed having regard to the site's sensitive setting. A palette comprising three tones had been developed with the World Heritage Office, while the massing had been kept as low as operational and equipment requirements allowed.

The application also included the platform intended to accommodate a future Phase 2 waste-to-energy facility. JS stressed that the Phase 1 facility could operate independently and would not depend upon Phase 2 proceeding. The future waste-to-energy development would be the subject of a separate application and its own environmental assessment process.

Public Participation

CK advised that both the planning application and the Environmental Impact Assessment had been subject to public participation. No representations had been received in respect of either.

Departmental Consultations

CK confirmed that both the EIA and the application had been consulted on, and that comments received are referenced to in the Planning Assessment and Environmental Statement Review of the development.

Planning Assessment and Environmental Statement Review

CK advised that the principal matters requiring consideration were the principle of development and compliance with the Gibraltar Development Plan; the adequacy of the Environmental Statement and proposed mitigation; design, landscape and visual effects; heritage and archaeology; ecology; ground and cliff stability; operational environmental impacts; highways and transport; drainage and leachate management; fire safety; accessibility; construction management; and the acceptability of including the platform for the future Phase 2 facility.

CK considered that the Environmental Statement and supporting documentation were comprehensive and provided sufficient information to determine the environmental and planning effects of the development. The principle of the development was supported by the established waste-management and industrial character of the site, its historic use and its Development Plan allocation.

The proposal would provide strategic benefits through the modernisation of Gibraltar's waste-management infrastructure, improved waste reception, sorting and recovery, increased recycling, support for circular-economy objectives and improved environmental management of waste streams. Phase 1 would also enable existing waste-holding activities further along Europa Advance Road to be relocated.

CK acknowledged that the development represented substantial infrastructure and that its operational requirements inevitably resulted in buildings of significant scale and massing. CK confirmed that the ESG had raised concerns regarding the scale and visibility of the development from Europa Road and had encouraged the use of colours reflecting the surrounding landscape. CK noted that the revised treatment incorporated subtle grey and brown tones and that the colour palette had been developed with the relevant heritage bodies.

CK advised that TPD considered that the scale of the development was justified by its operational requirements and the wider benefits associated with improving Gibraltar's waste-management infrastructure. Nevertheless, given the sensitive setting, CK recommended conditions controlling the final materials, colours and finishes, roof treatment and external plant. Additional landscaping and screening would also be required to further reduce visual intrusion, including investigation of the feasibility of incorporating additional green-wall elements where practicable. Subject to these controls, TPD considered the design, visual and landscape effects acceptable.

CK advised that the principal heritage consideration was the relationship of the development with the Gorham's Cave Complex World Heritage Site and its buffer zone. The Ministry for Heritage (MfH), the Gibraltar National Museum- World Heritage Office (WHO) and the Gibraltar Heritage Trust (GHT) had been consulted.

The MfH considered that previous industrial activity on the site was likely to have reduced archaeological survival but nevertheless recommended a precautionary approach. The WHO had raised matters concerning the identification and assessment of the World Heritage Site, views from the Mediterranean Steps and assessment of effects upon its Outstanding Universal Value. CK advised that these matters had subsequently been addressed through correspondence with the applicant.

TPD considered that the remaining heritage and archaeological matters could be controlled through conditions requiring an archaeological Written Scheme of Investigation, appropriate monitoring and watching briefs, an unexpected discoveries protocol, recording of archaeological finds where necessary, and control over external materials, colours and finishes.

CK noted the proximity of the terrestrial Special Area of Conservation. The Department of the Environment (DOE) had advised that any cliff-stabilisation works affecting the SAC would require the appropriate environmental assessment and authorisation.

The WHO had also identified the potential effects of artificial lighting on bat foraging and commuting. TPD considered that these matters could be addressed through conditions controlling landscaping, lighting, ecological protection and construction activities.

CK confirmed that a geotechnical assessment had been submitted addressing the stability of the cliffs above the former incinerator site and identifying areas requiring further inspection and, where necessary, remedial works. TPD considered the proposals acceptable subject to implementation of the geotechnical recommendations and the necessary clearance from the Technical Services Department (TSD). CK reiterated that any cliff-stabilisation works affecting the adjoining SAC would additionally require the necessary environmental approvals from the Department of the Environment.

CK advised that consultation had raised matters relating to odour, dust, noise, waste handling, vehicle movements, fire risk and general operational management. A significant benefit of the proposal was that waste handling, including tipping, would take place within enclosed buildings. The DOE had nevertheless requested further information concerning odour abatement, including performance limitations and contingency arrangements. TPD considered that these matters should be controlled through an Odour Management and Abatement Plan together with an Operational Environmental Management Plan.

CK advised that the application was supported by a Traffic Impact Assessment, Highways Design Report and Internal Traffic Control Report addressing access, internal circulation, loading and unloading and HGV manoeuvring.

The Ministry of Transport (MoT) and Highways considered that the proposal was likely to have a low impact on the surrounding highway network subject to appropriate controls. Matters requiring control included HGV routing, visibility and operation of the Europa Advance Road

junction, keeping Dobinson's Way clear of parking, and appropriate staff parking, loading and waiting arrangements.

TPD considered the proposed access arrangements acceptable subject to ratification by the Traffic Commission and implementation of the agreed operational mitigation. Conditions would also be required to prevent HGVs reversing onto the public highway and to secure a Construction Traffic Management Plan (CTMP) as part of the Construction Environmental Management Plan (CEMP).

CK advised that leachate and wash water would be collected and treated through a proposed 200m³ leachate tank and associated treatment system. The DOE had advised that discharge parameters could not be determined through the planning process and would remain subject to separate environmental licensing. Planning conditions would therefore concentrate on securing suitable containment, drainage and pollution-prevention infrastructure without duplicating the separate environmental licensing regime.

CK advised that the DOE required a final CEMP once the principal contractor had been appointed. This would address dust, noise and vibration, pollution prevention, ecology, ground conditions, construction traffic and site waste. TPD recommended that the final CEMP, incorporating the Construction Traffic Management Plan, Dust Control Plan and Site Waste Management Plan, be secured by condition prior to commencement of works.

The DOE and Gibraltar Fire and Rescue Service (GFRS) had raised matters including waste stockpile limits, separation distances, fire detection and the management of lithium batteries. TPD considered that these matters could be addressed through a final Fire Strategy to be submitted for approval prior to operation and incorporating the relevant fire-safety recommendations associated with the proposed facility.

The Ministry of Equality had requested an Access Statement addressing the accessibility requirements of the facility. CK advised that this had been submitted and was awaiting clearance. TPD required this clearance before the planning permission could be issued.

CK advised that the application included the platform intended to accommodate the future Phase 2 energy-from-waste facility. Since approval of the platform formed part of the current application, TPD had requested additional information on the likely height, scale and massing of the future development so that the Commission could understand the potential overall development of the site.

Indicative information showing the potential plant footprint and massing had been submitted. The height of any future stack was not yet known. CK considered that the indicative information provided sufficient comfort regarding the broad scale and massing of the potential Phase 2 development to allow the platform to be included within Phase 1.

He emphasised, however, that the future energy-from-waste facility would remain subject to a separate planning application and environmental assessment. Approval of the present application would therefore not prejudice the Commission's consideration of Phase 2, and the Commission would remain able to refuse the later proposal if its detailed design, scale or environmental effects were unacceptable.

CK concluded that the Environmental Statement and supporting environmental information were sufficient to enable the Commission to determine the application. The environmental effects of the proposed development had been identified and assessed, the proposed mitigation was considered appropriate and the residual effects were considered acceptable. Outstanding consultee and stakeholder matters could be addressed through planning conditions, environmental management measures and, where applicable, separate environmental licensing and approvals.

TPD therefore considered that the proposed waste-sorting facility accorded with the Gibraltar Development Plan and that its strategic waste-management benefits outweighed the identified environmental, visual, heritage and amenity effects, subject to the proposed mitigation and controls.

CK recommended that full planning permission be granted subject to:

- ratification of the highways proposals by the Traffic Commission;
- clearance of the geotechnical assessment by the Technical Services Department;
- clearance of the Access Statement;
- the planning and environmental conditions identified during the assessment; and
- separate demolition approvals for the existing buildings where required.

Discussion

KF asked about the proposed colour palette and whether the different coloured panels were intended to break up the apparent mass of the buildings. JS confirmed that three tones had been developed with the WHO and explained that the proposed glass-fibre reinforced concrete cladding would use variations in form and colour to break up the volumes and help the development blend with its backdrop. KF also raised the durability of external materials given the site's exposure to sea spray and easterly winds. JS advised that the material selection had been informed by the exposed coastal environment and that finishes such as glass-fibre reinforced concrete had been chosen in preference to materials more susceptible to corrosion.

JH welcomed the use of earthier colours and the proposed planting, noting that these would help soften the development within its sensitive landscape setting. JH advised that ESG's concerns regarding the colour scheme had consequently reduced but stated that the overall massing remained a concern. In particular, she queried how the cumulative scale of the site could properly be understood without clearer information on the likely height and mass of Phase 2.

JS explained that preliminary footprint and massing information had been prepared in response to requests from consultees but that the detailed technology and enclosure for Phase 2 were still under development. Phase 2 would be developed and assessed separately and would be subject to its own EIA scrutiny.

JH also drew attention to waste which had reportedly been displaced during site-clearance activities and had moved onto the vegetated slope. She asked that this be investigated and

removed. JS advised that the matter had not previously been brought to the applicant team's attention but confirmed that it would be reported back and investigated.

JH stressed that modern waste-management infrastructure was urgently needed in Gibraltar and welcomed the intention to bring Phase 1 forward independently of the future waste-to-energy phase. JS confirmed that the Phase 1 sorting and recycling facility could operate as a standalone facility. Jose Maria Sanchez (JMS), on behalf of the applicant, advised that the intention was to bring the recycling line into operation as soon as possible. When JH asked about the likely programme, JMS indicated that the detailed programme still needed to be finalised but anticipated implementation in months rather than years.

GM asked whether the signage shown on the building elevations was an integral requirement of the design. JS advised that it was not and that the signage shown was limited in scale. He anticipated that detailed signage would in any event require subsequent scrutiny and agreement with TPD.

During CK's assessment of the Phase 2 platform, JH asked whether a view was available showing the potential future development from the southern approach along Europa Advance Road. CK advised that only an elevation was available but explained that, on the indicative information provided, the future Phase 2 development would sit behind the main Phase 1 buildings and below the highest element currently proposed. This provided TPD with greater comfort that approving the platform at this stage would not itself result in an unacceptable overall form.

JH remained concerned that the eventual form could vary significantly depending upon the technology ultimately selected. She referred particularly to views from the Mediterranean Steps and considered that the future design should respond carefully to the quality of the surrounding natural and heritage environment. She wished to ensure that the detailed Phase 2 design remained open to proper discussion rather than becoming predetermined through approval of the platform.

CK reiterated that Phase 2 would require a separate planning application and environmental assessment and that the Commission retained full discretion to refuse it if the eventual proposal proved unacceptable. He acknowledged the sensitivity of the location and expressed the expectation that the architects would take the comments raised into account. JH added that landscape, visual impact and emissions would all require careful consideration when Phase 2 came forward. CK agreed that the overall planning balance would need to weigh environmental benefits against the operational requirements of the development and the sensitivity of its setting.

Following CK's recommendation for approval, JH raised a further highways concern. She referred to vehicle speeds along Europa Advance Road and the awkward nature of the junction serving the site and asked whether additional speed-reduction measures, including speed humps, had been considered. CK advised that he could not confirm whether speed humps were proposed but expected the Traffic Commission to consider road-safety and speed-management matters when ratifying the highway arrangements.

As the Chairman moved towards confirming Members' agreement with the recommendation, MEEC stated that he supported the proposal but stressed the sensitivity of the adjoining cliffs.

He considered that any works affecting the cliffs should be discussed with the Department of the Environment. MEEC also considered that the development provided an opportunity for wider environmental improvement, including removal of invasive species and biodiversity enhancement, and asked the applicant to engage with the DOE to identify opportunities to add biodiversity value to the area.

SB noted the proximity of defence sites and requested that the relevant defence authorities be involved in the traffic arrangements and odour-abatement measures. The Chairman confirmed that this would be noted and asked the applicant to take the request into account.

Decision and Outcome

The Chairman confirmed that Members were in agreement with the recommendation.

The Commission **approved the application unanimously**, subject to the clearances and planning and environmental controls identified by TPD.

In addition, the following matters raised during the discussion were to be taken forward:

- any works on or affecting the adjoining cliffs should be discussed with the Department of the Environment and remain subject to the necessary environmental approvals;
- the applicant should engage with the Department of the Environment regarding opportunities for biodiversity enhancement, including the removal of invasive species;

and

- given the proximity of defence sites, the relevant defence authorities should be involved in the traffic arrangements and odour-abatement measures.

The Commission's approval of the Phase 2 platform did not constitute approval of the future energy-from-waste facility. Any Phase 2 proposal would remain subject to a separate planning application and environmental assessment and would be considered on its merits by the Commission.

Other Developments

360/26 – None

Minor and Other Works – not within scope of delegated powers

(All applications within this section are recommended for approval unless otherwise stated).

361/26 – O/19723/25 – Regal House, Reclamation Road -- Proposed refurbishment and extension of the building, retention of the central courtyard, enhancement of external spaces and renovation of internal communal areas.

Consideration of request to renew Outline Planning Permission No. 9381 for an additional year

This application was approved.

Applications Granted By Sub Committee under delegated powers (For Information Only and Not for Discussion)

NB: In most cases approvals will have been granted subject to conditions.

362/26 – F/18580/22 – Kiosk 1, 156 Main Street -- Proposed refurbishment of kiosk with shading umbrellas and tables and chairs.

JH sought clarification on the “as-built external finishes”. The Chairman confirmed that these related to a deviation from the approved plans which had been ratified by the Subcommittee.

Consideration of as-built external finishes to discharge Condition 3 of Planning Permission No. 8737.

363/26 – F/18843/23 - Tradewinds, Bayside Road -- Proposed facade remediation works including removal of existing cladding, re-installation of fire barriers, and installation of new cladding to match existing.

Consideration of external cladding sample to discharge Condition 2 of Planning Permission No.8924.

364/26 – F/20073/25 – 3 South Walk, Europa Walks -- Proposed extension to residence.

Consideration of revised plans to address initial Subcommittee concerns with proposals.

365/26 – F/20106/25 – 5A Union House, John Mackintosh Square -- Proposed façade refurbishment of building.

Consideration of revised facade colour scheme to discharge Condition 1 of Planning Permission No. 9628.

366/26 – F/20249/26 – 13 Shrine Walk Europa Walks Estate -- Proposed internal and external alterations to property including a utility room extension and installation of a pergola.

Consideration of revised plans omitting glass inserts from pergola to comply with Subcommittee decision.

367/26 – F/20289/26 – 4 Benoliel's Passage -- Proposed minor alterations to property including replacement timber window and shutters and front door.

368/26 – F/20326/26 – 13/2 Governor's Street -- Proposed construction of a partition to the internal staircase and replacement window.

369/26 – F/20351/26 – 11 Castle Street -- Proposed removal of existing asbestos roof and replacement with new lightweight mono-pitch structure incorporating balcony on street level and reconfigured squared off rear section.

370/26 – F/20358/26 – 8.8 Buena Vista Road -- Proposed installation of glass curtains on terrace.

371/26 – F/20370/26 – 5 Lake Ramp, Buena Vista Estate -- Proposed installation of pergola.

372/26 – F/20372/26 – 21 The Sails, Queensway -- Proposed installation of awning in terrace.

373/26 – F/20380/26 – 1 South Sheds Place, 3 Scud Hill -- Proposed internal reconfiguration of apartment, replacement of courtyard pergola, like-for-like window replacements where required, and the installation of a new concealed ducted HVAC system.

374/26 – F/20384/26 – 325B/3 Main Street -- Proposed subdivision of second-floor flat to form two x 3-bedroom flats.

375/26 – F/20386/26 – 4 The Island, Queensway Quay -- Proposed beautification of rear garden with installation of patio and new pergola.

376/26 – F/20391/26 – House 21 North Gorge -- Proposed installation of a retractable awning to the second-floor terrace.

377/26 – F/20397/26 – 6 Lake Ramp, Buena Vista Estate -- Proposed re-siting of lounge windows to original position.

378/26 – F/20403/26 – 104 Caspian Sea, Marina Club, Ocean Village -- Proposed installation of glass curtains.

379/26 – F/20406/26 – 12 Kings Wharf Quay 29 -- Proposed installation of awning on balcony.

380/26 – F/20410/26G – 12 St Bernard's Hospital, Harbour Views Road -- Proposed extension to entrance, internal refurbishment and new landscaping and seating within forecourt.

GoG Application

381/26 – F/20425/26 – 16 Europa Mews, Europa Road -- Retrospective application for the installations of enclosure of terraces at ground and first floor levels.

382/26 – F/20426/26 – Flat 1207, Ocean Spa Plaza, Ocean Village -- Proposed installation of glass curtains.

383/26 – D/20055/25G – Extension Jetty No. 3, North Mole -- Proposed demolition of jetty.

GoG Application

Consideration of supporting information to discharge Conditions No. 1, 3, 4, 5, 11, 12C, 14,15 of Demolition Permission No. 9567.

384/26 – A/20320/26 – Railings next to Morrisons roundabout, railing next to Ragged Staff roundabout, Waterport Road and Casemates -- Proposed banners to advertise charity cardboard boat race for Cancer Relief and GBC open day.

385/26 – A/20345/26 – Europlaza, 10 Harbour Views Road -- Proposed installation of building name.

386/26 – A/20399/26 – Former Rooke site, Ragged Staff roundabout, Cathedral Square Park, Scud Hill / South Barracks junction and Morrisons Roundabout as well as Lover's Lane

and Ragged Staff -- Proposed installation of banners and lamp post banners to advertise the Gibraltar Music Festival 2026

387/26 – A/20428/26 – 18 Town Range -- Proposed installation of illuminated projecting sign.

388/26 – A/20432/26 – Secretary's Lane, opposite Cathedral, Ragged Staff Roundabout and Morrisons Roundabout -- Proposed installation of banners to advertise the Active Travel Month event.

389/26 – A/20451/26 – Morrisons Roundabout -- Proposed installation of a banner to advertise upcoming charity car boot sale.

390/26 – MA/19870/25 – 7 Europa Road -- Proposed demolition of derelict casino and bund wall to provide a new apartment block of 111 high-quality residences with multi-storey car park and amenities.

Consideration of proposed Minor Amendments including:

- *re-instatement and slight increase in total units to 115 units due to structural design development and private stores reconfiguration;*
- *re-location of substation on the north side of the site within the site boundary; and other minor adjustments due to design development.*

Consideration of Heritage Signage details to discharge Condition No. 39 of Supplemental Planning Permission No. 7506D.

391/26 – MA/20385/26 – 806 Ocean Spa Plaza 17 Bayside Road -- Proposed safety modification to handrail glazing.

Consideration of proposed Minor Amendments including:

- *increase in height of the existing glass balustrading.*

392/26 – MA/20393/26 – Laguna Youth Club, Glacis Estate -- Proposed refurbishment of existing youth club facilities and extension to provide a multi-purpose hall to the external terrace area above.

Consideration of Minor Amendments including:

- *proposed reduction of glazed areas;*
- *change of rainwater strategy;*
- *creation of a corridor between the proposed construction and adjacent building; and*
- *minor internal layout changes*

393/26 – MA/20394/26 – 1 Europa Pass Battery, Europa Road -- Proposed alterations, extension and refurbishment of property.

Consideration of Minor Amendments including:

- *proposed study in basement area.*

394/26 – MA/20412/26 – CEPESA Petrol Station, Kingsway -- Proposed construction of store.

Consideration of Minor Amendments including:

- *change of cladding colour from red to anthracite (RAL7016).*

395/26 – MA/20418/26 – 12/9 Armstrong Steps -- Proposed minor alterations to loft conversion/refurbishment and ancillary works to apartment premises.

Consideration of retrospective Minor Amendments including:

- *internal changes to floor layout; and*
- *reduction of roof windows from six to four.*

396/26 – REF.1555/069 – 30 City Mill Lane -- Proposed repainting of façade and surrounds.

397/26 – REF.1555/070 – 42 Town Range -- Proposed repainting of façade, surrounds and shutters.

398/26 – Any other business

There was no other business and the Chairman confirmed that the next meeting was scheduled to be held on 24 September 2026.

Chris Key

Secretary to the

Development and Planning Commission